

MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -MARCH 1, 2005- -7:30 P.M.

Mayor Johnson convened the meeting at 8:08 p.m.

ROLL CALL - Present: Councilmembers Daysog, deHaan, Gilmore, Matarrese and Mayor Johnson - 5.

Absent: None.

AGENDA CHANGES

(05-091) Mayor Johnson announced that the Resolution Approving Parcel Map 8574 [paragraph no. 05-096] would be addressed at a later date.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

None.

CONSENT CALENDAR

Councilmember Matarrese moved approval of the Consent Calendar, excluding the Resolution Approving Parcel Map 8574 [paragraph no. 05-096].

Councilmember deHaan seconded the motion, which carried by unanimous voice vote - 5.

[Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*05-092) Minutes of the Special Joint City Council, Community Improvement Commission (CIC) and Alameda Reuse and Redevelopment Authority Meeting held on February 1, 2005; and the Special Joint City Council and CIC Meeting, the Special City Council Meeting and the Regular City Council Meeting held on February 15, 2005. Approved.

(*05-093) Ratified bills in the amount of \$2,312,454.99.

(*05-094) Recommendation to accept the Quarterly Sales Tax Report for the third calendar quarter of 2004. Accepted.

(*05-095) Recommendation to authorize the Mayor, City Manager and/or designee to send letters opposing the proposed elimination of the Community Development Block Grant Program and related

Regular Meeting
Alameda City Council
March 1, 2005

federal programs in the Administration's 2006 budget. Accepted.

(05-096) Adoption of Resolution Approving Parcel Map No. 8574 for a Sixteen Lot Subdivision at Harbor Bay Business Park. **Not heard.**

REGULAR AGENDA ITEMS

(05-097) Resolution No. 13820, "Commending Recreation and Park Director Suzanne Ota for Her Contributions to the City of Alameda." Adopted.

Councilmember Daysog moved adoption of the Resolution.

Vice Mayor Gilmore seconded the motion, which carried by unanimous voice vote - 5.

Mayor Johnson read the Resolution and presented it to Suzanne Ota; stated that Ms. Ota has done an outstanding job.

The Interim City Manager presented Ms. Ota with flowers.

Vice Mayor Gilmore stated that she started her service to the City working with the Recreation and Park Department; she always appreciated Ms. Ota's enthusiasm, energy and "can do" spirit.

Councilmember Daysog stated that Ms. Ota brings so much joy to so many parts of the community.

Councilmember Matarrese stated that the City would miss Ms. Ota; as a citizen as well as a Councilmember, he appreciates the great job that Ms. Ota has done.

Councilmember deHaan stated that Ms. Ota should feel very comfortable in her accomplishments.

(05-098) Public Hearing to consider rezoning ZA 05-0001/R 05-0001 Zoning Text Amendment/Reclassification to add a Theater Overlay District and rezoning certain properties to include the Theater Overlay District; and

(05-098A) Introduction of Ordinance Amending the Alameda Municipal Code by Amending Section 30-2 (Definitions); Amending Subsection 30-3.2 (Combining Districts); Adding a New Subsection 30-4.22 (Theater Combining District); and Repealing Subsection 30-6.23(2)(b) of Chapter XXX (Development Regulations) and Reclassifying and Rezoning Certain Properties Within the City of Alameda to Include the Theater Combining District. **Continued to March 15, 2005.**

Regular Meeting
Alameda City Council
March 1, 2005

(05-099) Establishment of a Task Force that will propose strategies to prevent future mass evictions from rental housing complexes in the City of Alameda.

The Interim City Manager outlined the suggested structure and mission of the Task Force; stated the Task Force would meet on a regular basis and report back to the Council within 90 days.

Carol Martino, Alameda, stated that she would like to serve on the Task Force.

Steven Edrington, Rental Housing Association, stated that the matter should not overly politicized to ensure progress is made and there is a balanced committee.

Kathy Lautz, Apartment Owners Association, volunteered to serve on the Task Force.

Lorraine Lilley, Harbor Island Tenants Association, stated that new laws are necessary to protect tenants; suggested that the committee have two Harbor Island Tenant Association representatives and two at-large tenants.

Councilmember deHaan inquired how the nominations would be made.

Mayor Johnson responded that she would like to receive input from Council; that Council should submit names for potential Task Force members.

Councilmember Daysog stated there should be a specific period of time for application submittals.

Mayor Johnson inquired whether the Task Force would be an informal committee, to which the Assistant City Attorney responded in the affirmative.

(05-100) Ordinance NO. 2936, "Amending the Alameda Municipal Code to Increase the Composition of the Golf Commission from Five to Seven Members by Amending Subsections 2-9.1 (Commission Created; Composition), 2-9.2 (Membership; Appointment; Removal) and 2-9.3 (Voting) of Section 2-9 (City Golf Commission)." Finally passed.

Councilmember deHaan moved final passage of the ordinance.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

ORAL COMMUNICATIONS, NON-AGENDA

(05-101) Martin White stated that the Development Services Department provided moderate income housing for the Bayport housing development at 110% of the median income but cut off at 80% of the median income; redevelopment law does not allow for cut offs; stated he met with the Director of Development Services about the matter.

Mayor Johnson requested staff to provide Council with a report on the matter.

Councilmember Daysog stated that moderate income, by definition, is 80% to 110% of median.

(05-102) Hallemariam Alema, Alameda, stated that he won the lottery for moderate income housing in the Bayport housing development; he has an income of \$64,000 and has been disqualified.

Mr. Alema's wife stated that the Development Services Director is unable to provide reasons for the disqualification.

Councilmember Matarrese stated that the couple won the lottery; the range for moderate income is 110%; \$64,000 is below the range and is the reason for disqualification.

COUNCIL COMMUNICATIONS

(05-103) Selection of Councilmember and alternate to serve as the League of California Cities East Bay Division representative.

Mayor Johnson stated that Councilmember Daysog has volunteered to serve as the City's representative and Vice Mayor Gilmore has volunteered to serve as the alternate.

Councilmember Matarrese moved that Councilmember Daysog serve as the City's representative for the League of California Cities East Bay Division and that Vice Mayor Gilmore serve as the alternate.

Mayor Johnson seconded the motion, which carried by unanimous voice vote - 5.

Councilmember Daysog stated that the East Bay Division meeting he attended two weeks ago was very nice.

(05-104) Councilmember Matarrese stated that he looks forward to

providing Council with a report on the AC Transit Council Liaison Committee Meeting held last Thursday.

(05-105) Mayor Johnson inquired whether Councilmember deHaan wanted the matter of increasing the number of members on the Recreation and Parks Commission brought back to Council.

Councilmember deHaan responded that the Commission could address the matter.

(05-106) Councilmember deHaan stated that he is pleased that trash containers are being changed at bus stops and throughout the business districts; inquired what was the reason for the change and who provides the maintenance; that he is concerned that the surfaces could be graffitied.

The Interim City Manager responded that City staff maintains the containers.

Councilmember deHaan inquired whether maintenance is part of the garbage contract, to which the Interim City Manager responded the garbage contractor empties the containers.

(05-107) Mayor Johnson requested that the theatre design guidelines and schedule update be brought back to Council at the next City Council Meeting.

ADJOURNMENT

There being no further business, Mayor Johnson adjourned the meeting at 8:47 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY - - - MARCH 1, 2005 - - - 6:30 P.M.

Mayor Johnson convened the Special Meeting at 6:40 p.m.

Roll Call - Present: Councilmembers Daysog, deHaan, Gilmore,
Matarrese and Mayor Johnson - 5.

Absent: None.

(05-089) Conference with Real Property Negotiators - Property: 1429
Oak Street; Negotiating parties: City of Alameda and County of
Alameda; Under negotiation: Price and terms.

Following the Closed Session, the Special Meeting was reconvened
and Mayor Johnson announced that the Council gave direction to the
Real Property negotiators.

Adjournment

There being no further business, Mayor Johnson adjourned the
Special Meeting at 6:50 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Brown
Act.

MINUTES OF THE SPECIAL COMMUNITY IMPROVEMENT COMMISSION MEETING
TUESDAY - - - MARCH 1, 2005 - - - 6:40 P.M.

Chair Johnson convened the Special Meeting at 6:50 p.m.

Roll Call - Present: Commissioners Daysog, deHaan, Gilmore,
Matarrese and Chair Johnson - 5.

Absent: None.

(05-008) Conference with Real Property Negotiators - Property: 1435 Webster Street (Webster Parking Lot D - APN 074-0427-005-01); Negotiating parties: John E. Farrar Living Trust and Community Improvement Commission; Under negotiation: Price and terms.

Following the Closed Session, the Special Meeting was reconvened and Chair Johnson announced that the Commission gave direction to Real Property negotiators.

Adjournment

There being no further business, Chair Johnson adjourned the Special Meeting at 6:55 p.m.

Respectfully submitted,

Lara Weisiger
Secretary, Community Improvement
Commission

The agenda for this meeting was posted in accordance with the Brown Act.

MINUTES OF THE SPECIAL JOINT CITY COUNCIL AND
HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING
TUESDAY - - - MARCH 1, 2005 - - - 6:50 P.M.

Mayor/Chair Johnson convened the Special Joint Meeting at 6:55 p.m.

Roll Call - Present: Councilmembers/Commissioners Daysog,
deHaan, Gilmore, Matarrese, Commissioner
Torrey, and Mayor/Chair Johnson - 6.

Absent: None.

The Special Joint Meeting was adjourned to Closed Session to consider:

(05-090) Conference with Legal Counsel - Existing Litigation; Name of cases: Housing and Urban Development [Claim No. 178760 and 177448].

Following the Closed Session, the Special Joint Meeting was reconvened and Mayor/Chair Johnson announced that the Council/Commission gave direction to Legal Counsel.

Adjournment

There being no further business, Mayor/Chair Johnson adjourned the Special Meeting at 7:25 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

MINUTES OF THE SPECIAL COMMUNITY IMPROVEMENT COMMISSION MEETING
TUESDAY- -MARCH 1, 2005- -7:27 P.M.

Chair Johnson convened the meeting at 8:02 p.m.

ROLL CALL - Present: Commissioners Daysog, deHaan, Gilmore,
Matarrese and Chair Johnson - 5.

Absent: None.

MINUTES

(05-009) Minutes of the Special Community Improvement Commission (CIC) Meetings of January 18, 2005; the Special Joint City Council, CIC and Alameda Reuse and Redevelopment Authority Meeting of February 1, 2005; and the Special Joint City Council and CIC Meeting of February 15, 2005. Approved.

Commissioner Matarrese moved approval of the minutes.

Commissioner deHaan seconded the motion, which carried by unanimous voice vote - 5. [Note: Chair Johnson abstained from voting on the January 18 Minutes.]

AGENDA ITEM

(05-010) Recommendation to award a grant in an amount not to exceed \$5,000 from Business and Waterfront Improvement Project tax increment funds for the purchase of a used vehicle to tow the Green Machine operated by the West Alameda Business Association for the cleaning of the public sidewalk and to authorize the Executive Director to execute a standard grant agreement.

Chair Johnson stated that Robb Ratto, Park Street Business Association (PSBA) requested that she convey that PSBA is in full support of the staff recommendation.

Sherri Stieg, West Alameda Business Association (WABA), urged support of the staff recommendation; stated that additional areas would be cleaned; noted there will be a Farmer's Market every Thursday from 4:00 p.m. to 8:00 p.m. starting June 8, 2005.

Chair Johnson congratulated WABA for the success of the streetscape project.

Commissioner Matarrese moved approval of the staff recommendation.

Commissioner Gilmore seconded the motion, which carried by

unanimous voice vote - 5.

ADJOURNMENT

There being no further business, Chair Johnson adjourned the meeting at 8:08 p.m.

Respectfully submitted,

Lara Weisiger
Secretary, Community Improvement
Commission

The agenda for this meeting was posted in accordance with the Brown Act.